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## 103, 11039 78 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34580

**MLS ID:**  
A2286807

**\$13**



 **MORGAN MACLEAN**  
 (780) 518-1567

 Grassroots Realty Group Ltd.  
 1-833-477-6687

 103, 11039 78 Avenue , Grande Prairie , Alberta T8W 2J7

**Transaction Type**

For Lease

**Zoning**

IG

**Subdivision**

Richmond Industrial Park

**Building Type**

Office Building

**Year Built**

1981

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

9623911

**Building Area (Sq. Ft.)**

7403.00

**Building Area (Sq. M.)**

687.76

**Cooling**

Central Air

**Lot Features**

Landscaped, Yard Lights

**Inclusions**

N/A

**Restrictions**

Landlord Approval

**Reports**

None

IMMEDIATE POSSESSION! This professional office space is located in the Swan Business Centre, in the heart of the Richmond Industrial Park, with easy access to Highway 40. Offering 7403 sq. ft., the area is filled with abundant natural light from large windows on two sides, creating a bright and productive work environment. The layout offers a large reception or open work area, up to 8 private offices, two additional open work areas (could be converted into additional offices), a boardroom area, and a kitchenette. Air conditioning ensures comfort year-round, and enjoy high-speed fibre-optic internet for improved productivity and reliability. Tenants also have access to the building's central common-area amenity hub, featuring a kitchenette, shared seating, and a games area—ideal for breaks or informal meetings. The building has a convenient exterior entrance directly adjacent to the space, and the complex offers plenty of parking, along with the option to add outdoor storage—perfect for businesses looking for extra exterior space to complement their office needs. Turn-key and ready for immediate occupancy, this space offers an excellent opportunity to establish or grow your business. BASE RENT: \$13/sq ft (\$8,019.92) + ADDITIONAL RENT: \$9.01/sq ft. (\$5,558.42) TOTAL RENT: \$13,578.34 + GST. Utilities included. Contact your Commercial Realtor today to arrange a viewing!

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